
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 2, 2006

SITE PLAN: **SP-05-0004**

TITLE: **CROWN FARM POINTE**

REQUEST: **DISCUSSION of
Building Elevations**

ADDRESS: Sam Eig Highway & Diamondback Drive

ZONE: MXD

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Property Owner/Applicant: North Gaithersburg, LLC

STAFF PERSON: Planner Rob Robinson/Planning and Code
Administration Director Greg Ossont

Enclosures:

Staff Memo with attachments

STAFF COMMENTS

Please see attached memo.

MEMORANDUM

To: The Planning Commission
Via: Greg Ossont, Director
Planning and Code Administration
From: Rob Robinson, Planner
Date: July 26, 2006
Re: Crown Farm Pointe Elevation Discussion Item

The Planning Commission granted final plan approval for the Crown Farm Pointe project (SP-05-0004) on June 15, 2005. The approval contained the following condition:

"Applicant shall submit for consent approval from Planning Commission, revised front, rear and side elevations for single family attached and detached units with particular attention to design and architecture as it relates to trim, shutters, windows, columns and upgraded roofing materials."

The Applicant, on July 20, 2005, returned to the Planning Commission, seeking consent approval for compliance with the aforementioned condition (condition #14).

During this meeting, the Applicant presented revised, thematic architectural elevations. During the review discussion, the Commission stressed the importance of roofs in this development due to their enhanced visibility and the project acting as a gateway into the City. The Planning Commission granted consent approval with one (1) condition for the applicant to:

"..continue to work with staff to provide roofing material to be medium cedar shake or equivalent."

Since that meeting, the Applicant has submitted a signature set of engineered elevations. During the review of these "to-scale" plans, staff determined that these structures were not in compliance with the height restrictions in the RPT zone. Section 24-46 establishes that building heights in the RPT zone may not exceed thirty-five (35) feet. The measurement of building height is defined in Section 24-1, attached for your review.

Staff believes that the revisions proposed by the Applicant, to comply with the RPT zone, would be a significant change to the intent of the Commission's approval. Typically, staff would propose that the Applicant submit an Amendment to Final Plan application. Staff, however, believes that these proposed changes warrant a discussion with the Planning Commission to explore all possible options available, before proceeding with an AFP.

Attachments:

- Exhibit 1: Crown Pointe, SP-05-0004, SDA; June 17, 2005
- Exhibit 2: Sec. 24-46: Height Limit in RPT Zone
- Exhibit 3: Sec. 24-1: Definition of Building Height
- Exhibit 4: NV Homes Approved and Proposed Rear Loaded Carnegie Units
- Exhibit 5: NV Homes Approved and Proposed Front Loaded Carnegie Units
- Exhibit 6: Ryan Homes Approved and Proposed Jamison Unit
- Exhibit 7: Ryan Homes Approved and Proposed Rear Loaded Norwood Units
- Exhibit 8: Ryan Homes Approved and Proposed Front Loaded Norwood Units
- Exhibit 9: Minutes of July 20, 2005 Planning Commission Meeting Regarding Compliance with SP-05-0004 Condition
- Exhibit 10: Chart Defining Units Not in Compliance

SITE DEVELOPMENT APPROVAL

Applicant:

NORTH GAITHERSBURG INVESTMNET LLC
STEVE LEBLING
2401 RESEARCH BLVD #202
ROCKVILLE MD 20850 20850

Project:

Site Plan: SP-05-0004
Proj Name: Crown Pointe
Lot/Block:
Address:
Action: Planning Commission Approval

Description: 55 single family attached and 13 single family attached units.

Dear Applicant:

The Planning Commission of the City of Gaithersburg, at their meeting held on **June 15, 2005**, has reviewed and approved your application.

All permits required by the Ordinance of the City of Gaithersburg may now be applied for at the Planning and Code Administration at City Hall, 31 South Summit Avenue. See procedure described on the reverse side of this form.

This approval is issued subject to all contingencies enumerated on the reverse side of this form. Additional requirements of this approval are listed below:

1. The applicant shall provide structural details of the retaining walls and noise barriers for review and approval of the Department of Public Works, Park Maintenance, and Engineering (DPWPM&E) prior to issuance of permits;
2. Applicant shall submit final engineering plans for approved storm water management concept plan for review and approval by DPWPM&E prior to issuance of permits;
3. Applicant shall obtain approval from Natural Resource Conservation Service for storm water management wet ponds, as applicable, prior to issuance of permits;
4. Applicant shall submit and record, record plats prior to issuance of first building permit;
5. Applicant shall submit utility, lighting and paving/parking/stripping plans to be approved by DPWPM&E prior to issuance of permits;
6. Applicant shall submit engineering detail for review and approval from DPWPM&E for Story Drive improvements, including streetscape, from Diamondback Drive to School Drive as provided in the Annexation Agreement approved on June 6, 2005;
7. Acoustical engineer to certify at time of building permit that building materials used for construction of homes on Lots 1-5, Block B, and Lots 19-29, Block E, comply with interior noise standard of 45dBA;
8. Applicant to work with staff to finalize species, location, size, planting schedules and density of landscaping plan;
9. Applicant shall provide access to all storm water management facilities for future maintenance;
10. Applicant shall submit draft homeowner association covenants including draft budget for staff approval prior to issuance of first occupancy permit;



11. Applicant to work with staff to finalize placement of noise barrier based on final grading and landscaping.

12. Approval shall not be effective until 45 day referendum period has expired (45 days from the date of the approved annexation resolution).

13. Applicant shall work with staff to enhance existing and create additional pedestrian pathway connections from both parcels to existing pedestrian travel routes.

14. Applicant shall submit for consent approval from Planning Commission, revised front, rear and side elevations for single family attached and detached units with particular attention to design and architecture as it relates to trim, shutters, windows, columns and upgraded roofing materials.

Date: June 17, 2005

Planner:

A handwritten signature in black ink, appearing to read "J. Smith", is written over a horizontal line.

Sec. 24-43A. Uses by special exception.

The following uses shall be permitted by special exception:

- (1) Child or elderly day care facilities in buildings or dwellings other than single-family detached dwellings or duplexes accommodating not more than eight (8) individuals.
 - (2) Telecommunications facilities, subject to the requirements of section 24-167A(C)(2).
 - (3) Home based businesses—Material impact.
- (Ord. No. O-5-93, 4-12-93; Ord. No. O-21-97, 11-17-97; Ord. No. O-8-98, § 2, 8-3-98)

Sec. 24-44. Density requirements.

Except as provided in section 24-54A, there shall be no more than nine (9) dwelling units per gross acre. The dedication of streets to public use within the project shall not be construed to reduce the permissible density.

(Res. No. R-1-68; Ord. No. O-6-77; Ord. No. O-3-87, 3-2-87)

Sec. 24-45. Setback requirements.

(a) Except as provided in section 24-54A, no building shall be built within thirty-five (35) feet of any street line or proposed street line of any public street which constitutes an outside boundary of the project, or any public street within the project other than a residential tertiary, residential secondary or residential primary street as these terms are defined in Chapter 19 of this Code.

(b) No building shall be built within twenty (20) feet of any outside boundary line of the project other than a street line.

(Res. No. R-1-68; Ord. No. O-6-77; Ord. No. O-3-87, 3-2-87)

Sec. 24-46. Height limit.

Except as provided in section 24-54A, building height shall not exceed thirty-five (35) feet.

(Res. No. R-1-68; Ord. No. O-6-77; Ord. No. O-3-87, 3-2-87)

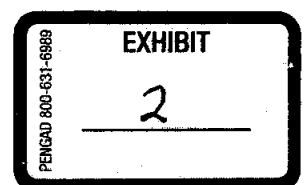
Sec. 24-47. Townhouse locations.

Townhouse units shall be so located on their lots that not more than two (2) abutting townhouses shall have their front walls in the same vertical plane.

(Res. No. R-1-68; Ord. No. O-6-77)

Sec. 24-48. Open space.

(a) Except as provided in section 24-54A, at least fifty (50) percentum of the land area of any project in this zone remaining after the dedication of streets to public use shall be devoted to open space. In calculating open space, patio slabs and pedestrian walkways and recreation areas not contained in buildings may be included, but not off-street parking spaces or private driveways.



Bed and breakfast. A private owner-occupied, one-family detached residential building containing an aggregate of lodging rooms offered for rent with breakfast service to transient guests.

Block. That property abutting one side of a street and lying between the two (2) nearest intersecting or intercepting streets or the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream or between any of the foregoing and any other barrier to the continuity of development.

Boardinghouse. A dwelling in which, for compensation, lodging and meals are furnished to at least three (3) but not more than five (5) guests. A boardinghouse shall not be deemed a home occupation. Any boardinghouse lawfully established on October 1, 1985, under regulations previously in effect as to the permissible number of guests, may continue to operate under the requirements in force prior to October 1, 1985, and shall not be considered a nonconforming use.

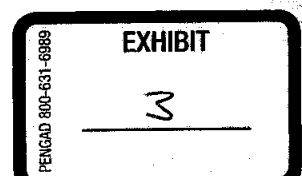
Body-piercing establishment. An establishment in which a fee is charged or a barter system is used for the act of penetrating the skin to make a hole, mark, or scar, generally permanent in nature on the body of a person. Body piercing does not include the use of a mechanized, pre-sterilized ear-piercing system that penetrates the outer perimeter or lobe of the ear or both. Body piercing establishment does not include the practice of any licensed medical professional, religious organization or jewelry store or jewelry department of a general merchandise establishment which provides ear piercing as an accessory service to the sale of jewelry.

Building. A structure having one or more stories and a roof, designed primarily for the shelter, support or enclosure of persons, animals or property of any kind.

Building coverage. See lot coverage.

Building, main. A building in which is conducted the principal use of the lot on which it is situated. In any residential zone, any dwelling shall be deemed to be a main building on the lot on which the same is located if the lot is used primarily for residential purposes.

Building height. The vertical distance measured from the level of approved street grade opposite the middle of the front of building to the highest point of roof surface of a flat roof, to the deck line of a mansard roof, and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; except, that if a building is located on a terrace, the height above the street grade may be increased by the height of the terrace. In the case of a building set back from the street line thirty-five (35) feet or more, the building height is measured from the average elevation of finished ground surface along the front of the building. On corner lots exceeding twenty thousand (20,000) square feet in area, the height of the building may be measured from either adjoining curb grade. For lots extending through from street to street, the height may be measured from either curb grade; provided, that the maximum height permitted on the lower street shall extend back from such street not less than one hundred fifty (150) feet.





1 EXISTING 4 UNIT BUILDING
A-1 SCALE: 1/8" = 1'-0" FRONT ELEVATION "A"



3 PROPOSED 4 UNIT BUILDING W/ 3.5/12 ROOF PITCH
A-1 SCALE: 1/8" = 1'-0" FRONT ELEVATION "A"

NOTE - DORMERS NOT AVAILABLE W/ 3.5/12 ROOF PITCH

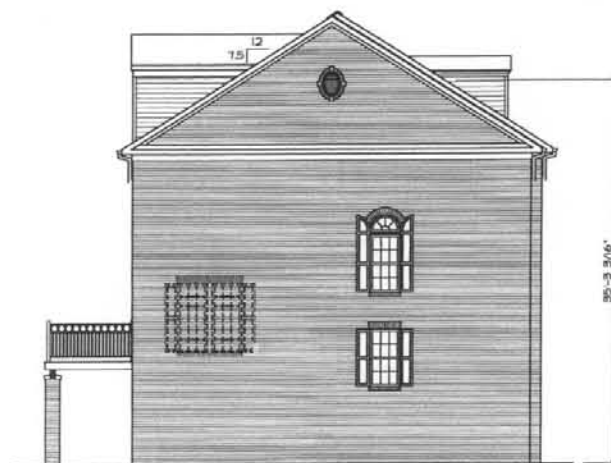


2 EXISTING 4 UNIT BUILDING
A-1 SCALE: 1/8" = 1'-0" FRONT ELEVATION "B"

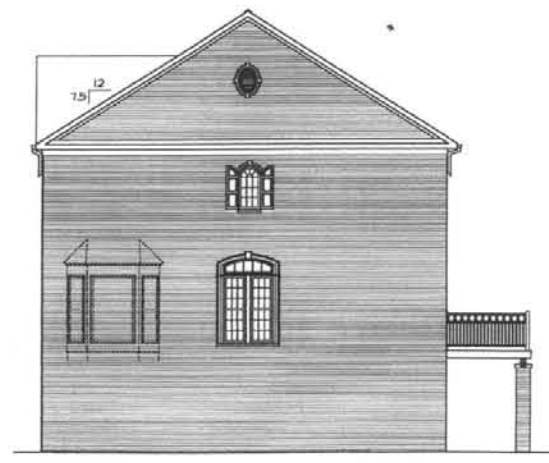


4 PROPOSED 4 UNIT BUILDING W/ 3.5/12 ROOF PITCH
A-1 SCALE: 1/8" = 1'-0" FRONT ELEVATION "B"

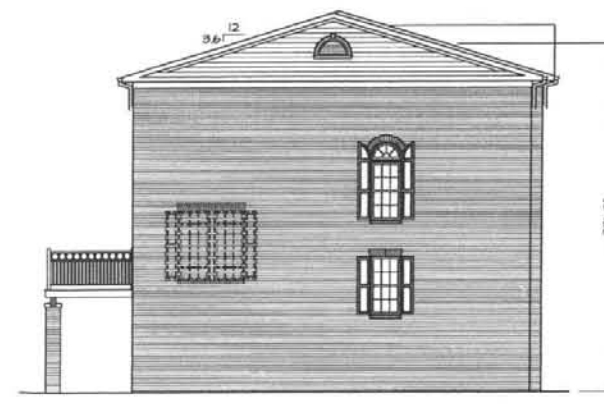
NOTE - DORMERS NOT AVAILABLE W/ 3.5/12 ROOF PITCH



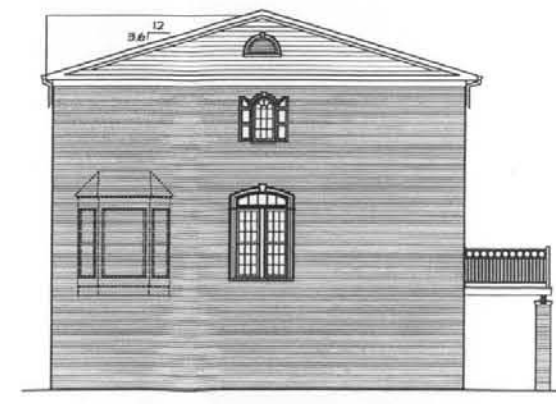
5 EXISTING LEFT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"



6 EXISTING RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"



7 PROPOSED LEFT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"



8 PROPOSED RIGHT SIDE ELEVATION
A-1 SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

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ISSUED FOR CONSTRUCTION

BY:

BY:



NYE, Inc.
Architectural Services
21 State Court, Suite A
Frederick, MD 21702

SET NO.
VERSION

DRAWN BY ELH

DATE: 7-11-06

OPTION

LDING - BASEMENT ENTRY W/
TRY GARAGE

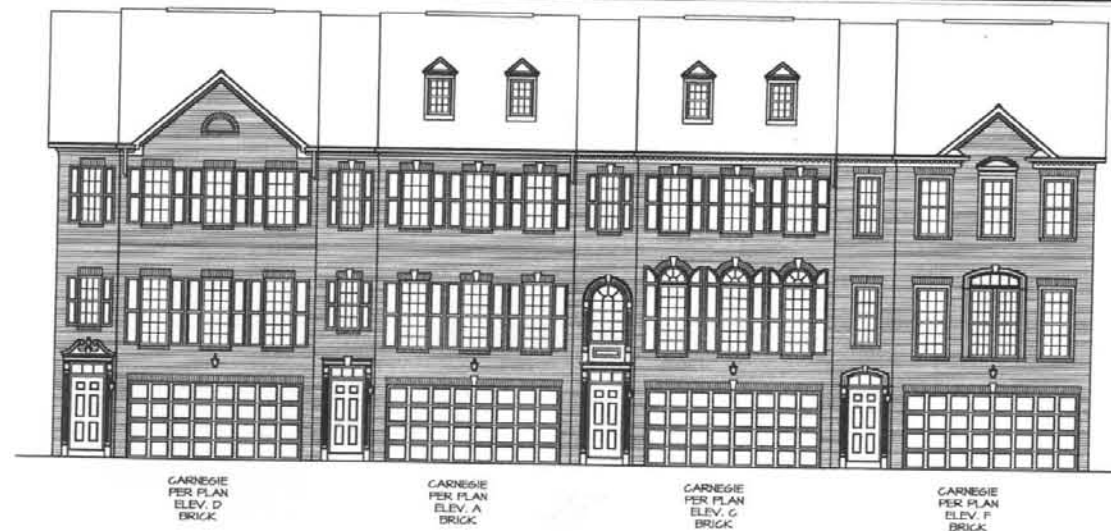
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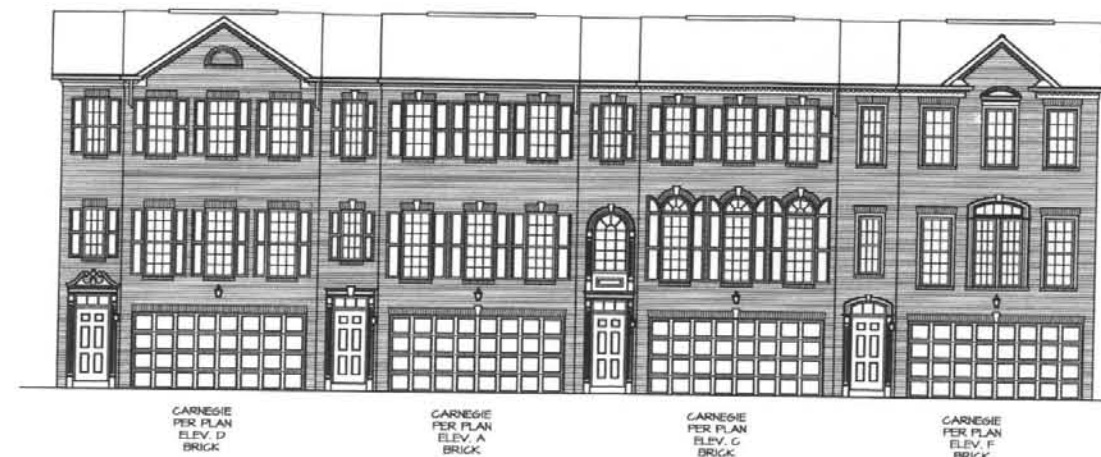
PENGAD 800-631-6989

EXHIBIT

4



1 EXISTING 4 UNIT BUILDING
SCALE: 1/8" = 1'-0"
FRONT ELEVATION "A"



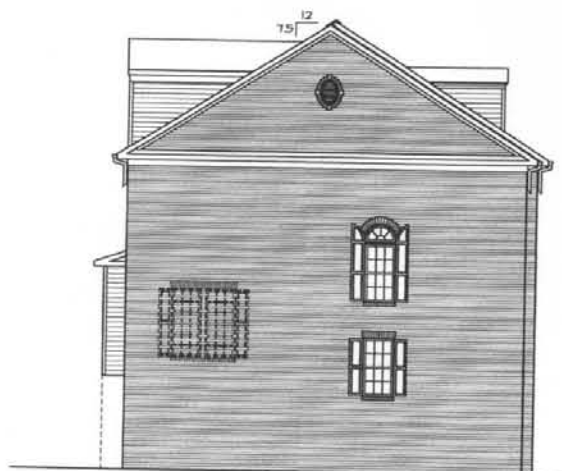
3 PROPOSED 4 UNIT BUILDING W/ 3.5/12 ROOF PITCH
SCALE: 1/8" = 1'-0"
FRONT ELEVATION "A"
NOTE - DORMERS NOT AVAILABLE W/ 3.5/12 ROOF PITCH



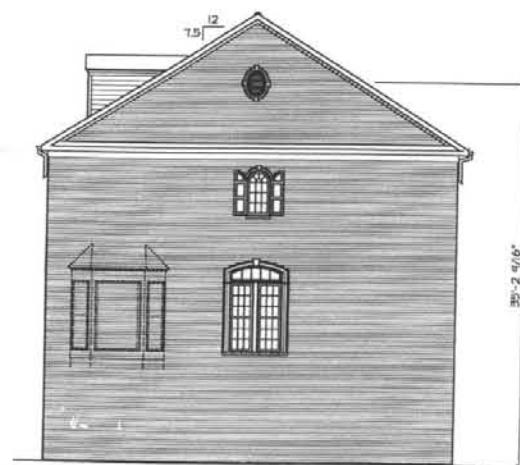
2 EXISTING 4 UNIT BUILDING
SCALE: 1/8" = 1'-0"
FRONT ELEVATION "B"



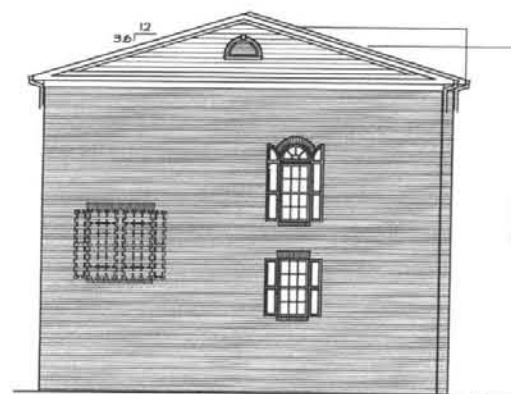
4 PROPOSED 4 UNIT BUILDING W/ 3.5/12 ROOF PITCH
SCALE: 1/8" = 1'-0"
FRONT ELEVATION "B"
NOTE - DORMERS NOT AVAILABLE W/ 3.5/12 ROOF PITCH



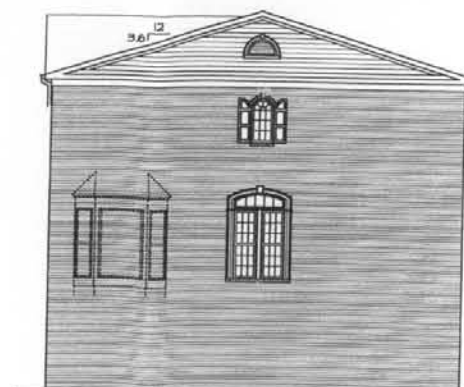
5 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



7 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



8 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

ISSUED FOR CONSTRUCTION
BY: BY:

NVHomes
Architectural Services
21 Byrd Court, Suite A
Trenton, NJ 08611

SET NO. VERSION

DESIGN BY: ELH

DATE: 7-11-06

OPTION

DESCRIPTION

NEGIE
BUILDING - BASEMENT ENTRY W/
ENTRY GARAGE
DESCRIPTION

EXHIBIT

5

PROJECT: WDMA CROWN POINT ELEV.dwg 07/24/06 - 7112.dwg



NOTE - DORMERS NOT AVAILABLE W/ 4/12 ROOF PITCH

[illegible]

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ment of NVR, Inc.

BY:

1997

Ryan

NVR, Inc.
Architectural Services
Architects

1000

SET NO.

DRAWN BY ELH

DATE: 6-22-06

OPTION

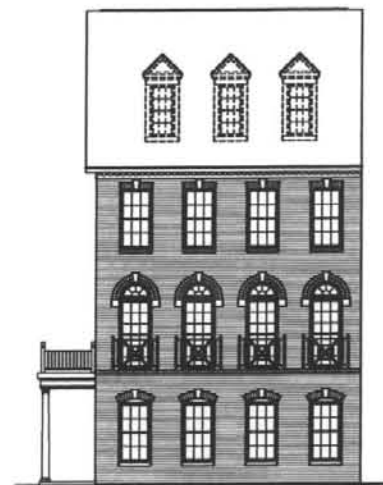
MILSON PLACE

MILSON PLACE
TITLE
TION "A" W/ 4/12 ROOF PITCH

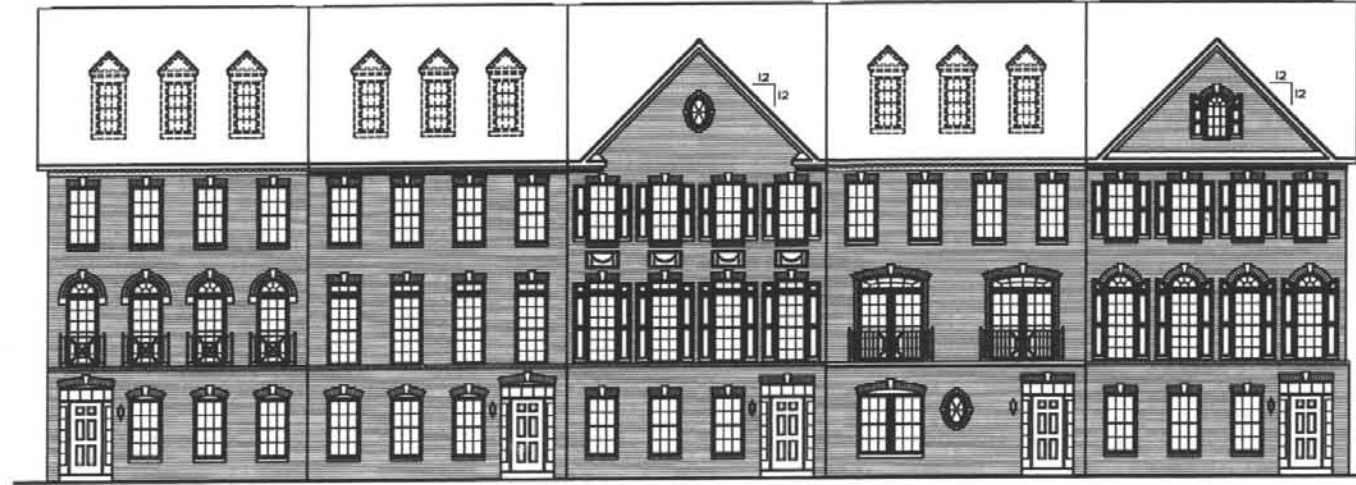
Requirements

100

EXHIBIT
6



UNIT E
ELEVATION "D"
REVERSE
SIDE ENTRY



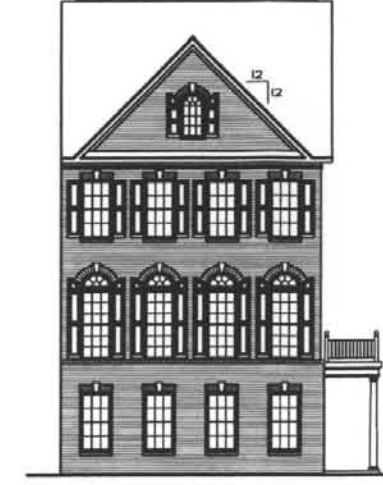
UNIT E
ELEVATION "D"
REVERSE

UNIT D
ELEVATION "A"
PER PLAN

UNIT C
ELEVATION "E"
PER PLAN

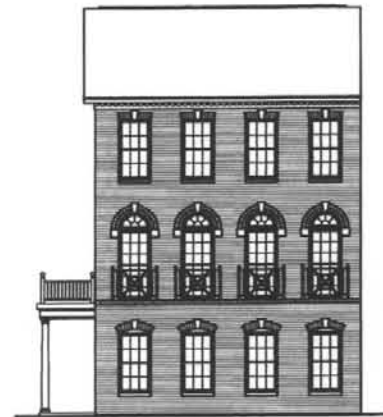
UNIT B
ELEVATION "E"
PER PLAN

UNIT A
ELEVATION "B"
PER PLAN

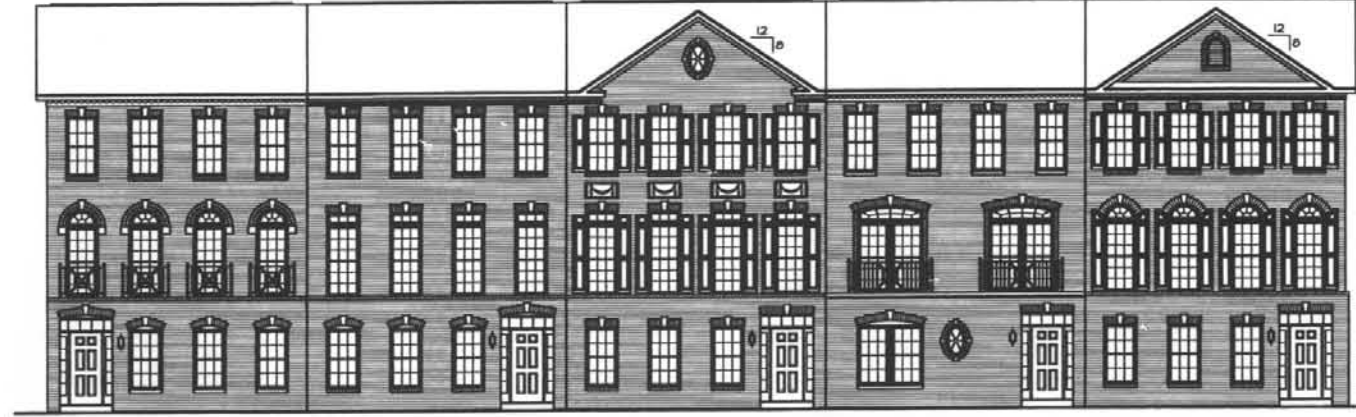


UNIT A
ELEVATION "B"
PER PLAN
SIDE ENTRY

1
A-1
EXISTING 5 UNIT BUILDING
SCALE: 1/8" = 1'-0"



UNIT E
ELEVATION "D"
REVERSE
SIDE ENTRY



UNIT E
ELEVATION "D"
REVERSE

UNIT D
ELEVATION "A"
PER PLAN

UNIT C
ELEVATION "E"
PER PLAN

UNIT B
ELEVATION "E"
PER PLAN

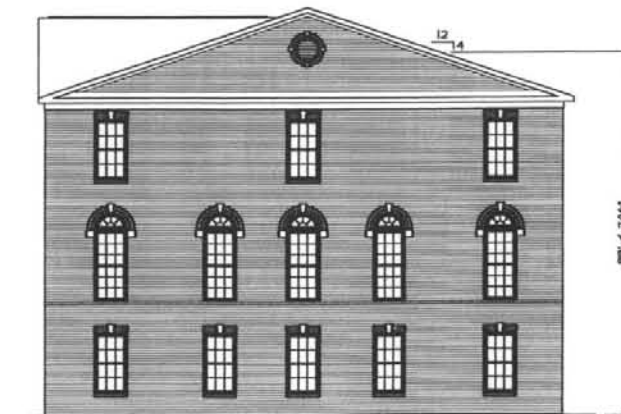
UNIT A
ELEVATION "B"
PER PLAN



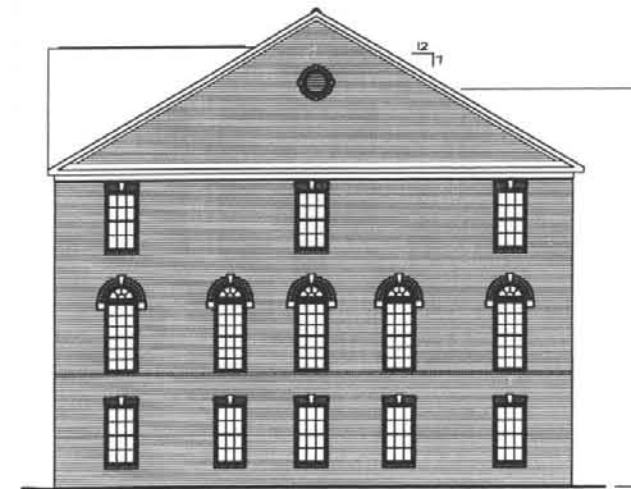
UNIT A
ELEVATION "B"
PER PLAN
SIDE ENTRY

2
A-1
PROPOSED 5 UNIT BUILDING W/ 4/12 ROOF PITCH
SCALE: 1/8" = 1'-0"

NOTE - DORMERS NOT AVAILABLE W/ 4/12 ROOF PITCH



4
A-1
PROPOSED SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5
A-1
EXISTING SIDE ELEVATION
SCALE: 1/8" = 1'-0"

REMARKS

REV. NO. DATE

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BY:

BY:

Ryan
Homes
NWS, Inc.
Architectural Services
21 Redwood Lane
Frederick, MD 21702

SET NO.

VERSION

DRAWN BY ELH

DATE: 6-22-06

OPTION

TITLE

BUILDING - BASEMENT LEVEL ENTRY

DESCRIPTION

WOOD

PENGLAD 800-631-6969

EXHIBIT

7

07/11/06 - 11:53 am

Vice-Chair Hicks moved, seconded by Commissioner Winborne, to grant AFP-05-025 - Bonefish Grill Restaurant in Kentlands, AMENDMENT TO FINAL PLAN APPROVAL, with the following condition:

- 1.. The sign above the entrance door is to be reduced in size to be incorporated within the designated sign band.

Vote: 5-0

SP-05-0004 -- Crown Farm Pointe
Diamondback Drive/Sam Eig Highway
Architectural Elevations
COMPLIANCE WITH CONDITION OF APPROVAL

RP-T Zone

Noting the above plan had been scheduled for Consent Approval, Chair Bauer asked for a motion to modify the agenda for discussion of this item.

Commissioner Hopkins moved, seconded by Commissioner Kaufman, to revise the agenda to discuss SP-05-0004.

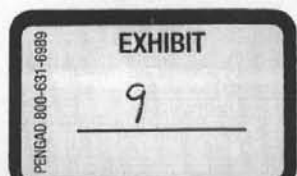
Vote: 5-0

Planning and Code Administration Director Ossont stated this plan is before the Commission this evening to comply with Condition 14 of final approval, granted on June 15, 2005. He indicated the applicant has submitted front, side and rear elevations for several of the townhouse models and elevations for three single-family detached models. He added that the applicant has also submitted additional detailed language (Exhibit 2) on specific architectural and design components.

Chair Bauer asked the Commission for comments and direction to staff on the roof shingle color and style, which the applicant had submitted to staff. He noted that the elevations this evening do not reflect the Commission's comments made on June 15, 2005, regarding the window shutters, as they are not proportioned as being half the width of the windows. Mr. Ossont pointed out, however, that the applicant's memorandum dated June 20, 2005 (Exhibit 2), includes language to that effect. In addition, Chair Bauer also added that window types and styles must be in proportion. Commissioner Hopkins explained that Exhibits #3(1 of 2) and #4 show bay windows with disproportioned shutters and windows of different widths with the same width shutter.

In response to Commissioner Hopkins, Mr. Ossont indicated the proposed roof material is an upgraded architectural shingle. Commissioner Hopkins noted that although the newly proposed material was a technical improvement over the original proposal, it is not the aesthetical improvement sought by the Commission. Commissioner Hopkins recommended a thicker shingle (¾-inch to one inch), which would project a shadow that changes over time. He commented that a thicker shingle would also last much longer and presented a sample of the type of shingle that would be in keeping with his comment. Commissioner Hopkins stressed the importance of the roofs in this plan due to the visibility of this pocket-type development and gateway to the City.

Representing the applicant, Steve Lebling, Lebling Development, stated the applicant's June 20 memorandum supersedes the newly-submitted elevations. He proposed to use real cedar shake roofs. The Commission agreed and Commissioner Hopkins added that a medium cedar shake or equivalent would be appropriate.



Vice-Chair Hicks moved, seconded by Commissioner Winborne, to grant SP-05-0004 - Crown Farm Pointe, COMPLIANCE WITH CONDITION OF APPROVAL, with the following condition:

1. The applicant is to continue to work with staff to provide roofing material to be medium cedar shake or equivalent.

Vote: 5-0

CONSENT - APPROVAL

AFP-05-016 -- Kentlands Market Square
653 Center Point Way
6,000-Sq.Ft. Retail Reuse to Restaurant
Architectural Elevations
COMPLIANCE WITH CONDITION OF APPROVAL
MXD Zone

Commissioner Winborne moved, seconded by Vice-Chair Hicks, to grant AFP-05-016 - Kentlands Market Square, COMPLIANCE WITH CONDITION OF APPROVAL.

Vote: 5-0

III. RECOMMENDATIONS TO MAYOR AND COUNCIL

Z-298 -- Shawn Tahmassian for Parviz Rashidian
Request for rezoning 32,382 square feet (0.74 acres) of land from the existing R-90 (Medium Density Residential) Zone to the CD (Corridor Development) Zone, and 125,310 square feet (2.8 acres) of land from the R-90 to the R-A (Low Density Residential), in accordance with §24-196 (map amendments) of the City Code. The property is currently known as Parcel 100, in the Oakmont Subdivision, located at 100 Central Avenue, in the City of Gaithersburg.

Associate Planner Marsh stated the Commission conducted a joint public hearing with the City Council on November 2004 on this application, which initially proposed the rezoning of 112,063 square feet of land to the CD Zone. She related how the application evolved to its current proposal and indicated its purpose is to construct a parking lot for Macroland at 611 South Frederick Avenue, for which the CD classification is sought, and to leave 2.8 acres as open space to be rezoned R-A. The balance of the property (0.9 acres) will remain in its current R-90 classification. She stated the Planning Commission closed its public hearing record on July 13, 2005, and no additional exhibits were included in the file, with the exception of revised site plans.

Ms. Marsh provided a brief synopsis of the Staff Analysis of this application, including site location, surrounding land uses, physical characteristics, zoning history of the property and staff's recommendations. Noting that a change in the neighborhood had occurred, she discussed the basis of staff's recommendation for approval and listed staff's recommended conditions.

Referencing Conditions 3 and 4, Chair Bauer suggested the language be modified to include in the parking calculations the area need to create interconnections between the proposed and existing parking lots. The Commission agreed with staff's findings, discussed the conditions and recommended a change to staff's Condition 4.

| STREET | BLOCK | LOT # | UNIT (TYPE) | MAXIMUM ALLOWABLE BUILDING HEIGHT (Feet) | HEIGHT OVER USING ARCHITECTURE AS DRAWN | HEIGHT OVER USING REVISED ARCHITECTURE | COMMENTS |
|------------------|-------|-------|--|---|---|---|--|
| CROWN FARM ROAD | A | 1 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 1' 4" | 0 | |
| CROWN FARM ROAD | | 2 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0' 9" | 0 | |
| CROWN FARM ROAD | | 3 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0' 6" | 0 | |
| CROWN FARM ROAD | | 4 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| CROWN FARM ROAD | | 5 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| CROWN FARM ROAD | | 6 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| CROWN FARM ROAD | | 7 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| CROWN FARM ROAD | | 8 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| CROWN FARM ROAD | | 9 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 0 | 0 | |
| NORWICH LANE | | 10 | NORWOOD (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 11 | NORWOOD (TOWNHOUSE) | 35 | 5' 8" | 2' 5" | Need variance due to road and alley grades (sight conditions). The rest of the building meets restrictions. |
| NORWICH LANE | | 12 | NORWOOD (TOWNHOUSE) | 35 | 3' 4" | 0' 3" | Lower basement slab to elev. 42.2 (4 more inches) driveway may require swale to let water run off. |
| NORWICH LANE | | 13 | NORWOOD (TOWNHOUSE) | 35 | 1' 2" | 0 | |
| NORWICH LANE | | 14 | NORWOOD (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 15 | CARNEGIE (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 16 | CARNEGIE (TOWNHOUSE) | 35 | 0' 4" | 0 | |
| NORWICH LANE | | 17 | CARNEGIE (TOWNHOUSE) | 35 | 0' 4" | 0 | |
| NORWICH LANE | | 18 | CARNEGIE (TOWNHOUSE) | 35 | 0' 4" | 0 | |
| NORWICH LANE | | 19 | CARNEGIE (TOWNHOUSE) | 35 | 0' 4" | 0 | |
| NORWICH LANE | | 20 | CARNEGIE (TOWNHOUSE) | 35 | 0' 2" | 0 | |
| NORWICH LANE | | 21 | CARNEGIE (TOWNHOUSE) | 35 | 0' 1/2" | 0 | |
| NORWICH LANE | | 22 | CARNEGIE (TOWNHOUSE) | 35 | 0' 1/2" | 0 | |
| NORWICH LANE | | 23 | CARNEGIE (TOWNHOUSE) | 35 | 0' 1/2" | 0 | |
| NORWICH LANE | | 24 | CARNEGIE (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 25 | CARNEGIE (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 26 | CARNEGIE (TOWNHOUSE) | 35 | 0 | 0 | |
| NORWICH LANE | | 27 | CARNEGIE (TOWNHOUSE) | 35 | 0' 8" | 0 | |
| NORWICH LANE | | 28 | CARNEGIE (TOWNHOUSE) | 35 | 0' 8" | 0 | |
| NORWICH LANE | | 29 | CARNEGIE (TOWNHOUSE) | 35 | 0' 8" | 0 | |
| NORWICH LANE | | 30 | CARNEGIE (TOWNHOUSE) | 35 | 0' 8" | 0 | |
| NORWICH LANE | B | 1 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 3' 0" | 1' | Lower house 1" add retaining walls right side and rear as needed. |
| NORWICH LANE | | 2 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 3' 4" | 0 | |
| NORWICH LANE | | 3 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 3' 4" | 0 | |
| NORWICH LANE | | 4 | JAMISON PLACE (SINGLE FAMILY DETACHED) | 35 | 3' 5" | 0 | |
| SHARPSTEAD LANE | C | 1 | CARNEGIE (TOWNHOUSE) | 35 | 1' 9" | 0 | |
| SHARPSTEAD LANE | | 2 | CARNEGIE (TOWNHOUSE) | 35 | 1' 6" | 0 | |
| SHARPSTEAD LANE | | 3 | CARNEGIE (TOWNHOUSE) | 35 | 1' 10" | 0 | |
| SHARPSTEAD LANE | | 4 | CARNEGIE (TOWNHOUSE) | 35 | 1' 9" | 0 | |
| SHARPSTEAD LANE | | 5 | CARNEGIE (TOWNHOUSE) | 35 | 1' 1" | 0 | |
| SHARPSTEAD LANE | | 6 | CARNEGIE (TOWNHOUSE) | 35 | 0' 11" | 0 | |
| SHARPSTEAD LANE | | 7 | CARNEGIE (TOWNHOUSE) | 35 | 1' 4" | 0 | |
| SHARPSTEAD LANE | | 8 | CARNEGIE (TOWNHOUSE) | 35 | 0' 11" | 0 | |
| SHARPSTEAD LANE | | 9 | CARNEGIE (TOWNHOUSE) | 35 | 1' 1" | 0 | |
| MIDDLEBURY COURT | | 10 | CARNEGIE (TOWNHOUSE) | 35 | 1' 9" | 0 | |
| MIDDLEBURY COURT | | 11 | CARNEGIE (TOWNHOUSE) | 35 | 1' 8" | 0 | |
| MIDDLEBURY COURT | | 12 | CARNEGIE (TOWNHOUSE) | 35 | 2' 11" | 0' 4" | |
| MIDDLEBURY COURT | | 13 | CARNEGIE (TOWNHOUSE) | 35 | 3' 9" | 1' 2" | |
| MIDDLEBURY COURT | | 14 | CARNEGIE (TOWNHOUSE) | 35 | 2' | 0 | |
| MIDDLEBURY COURT | | 15 | CARNEGIE (TOWNHOUSE) | 35 | 2' | 0 | |
| MIDDLEBURY COURT | | 16 | CARNEGIE (TOWNHOUSE) | 35 | 1' 10" | 0 | |
| MIDDLEBURY COURT | | 17 | CARNEGIE (TOWNHOUSE) | 35 | 2' | 0 | |
| MIDDLEBURY COURT | | 18 | CARNEGIE (TOWNHOUSE) | 35 | 1' 6" | 0 | |
| SHARPSTEAD LANE | | 19 | NORWOOD (TOWNHOUSE) | 35 | 4' 4" | 1' 3" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 20 | NORWOOD (TOWNHOUSE) | 35 | 4' 1" | 1' | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 21 | NORWOOD (TOWNHOUSE) | 35 | 4' 3" | 1' 2" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 22 | NORWOOD (TOWNHOUSE) | 35 | 3' 9" | 0' 9" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 23 | NORWOOD (TOWNHOUSE) | 35 | 4' 2" | 1' 1" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 24 | NORWOOD (TOWNHOUSE) | 35 | 4' 4" | 1' 4" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 25 | NORWOOD (TOWNHOUSE) | 35 | 3' 9" | 0' 9" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 26 | NORWOOD (TOWNHOUSE) | 35 | 4' 1" | 0' 11" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 27 | NORWOOD (TOWNHOUSE) | 35 | 4' 4" | 1' 9" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 28 | NORWOOD (TOWNHOUSE) | 35 | 4' 0" | 1' 5" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 29 | NORWOOD (TOWNHOUSE) | 35 | 4' 5" | 1' 4" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 30 | NORWOOD (TOWNHOUSE) | 35 | 4' | 1' | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 31 | NORWOOD (TOWNHOUSE) | 35 | 3' 9" | 0' 9" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 32 | NORWOOD (TOWNHOUSE) | 35 | 4' 3" | 1' 3" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 33 | NORWOOD (TOWNHOUSE) | 35 | 4' | 11" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |
| SHARPSTEAD LANE | | 34 | NORWOOD (TOWNHOUSE) | 35 | 4' 6" | 1' 5" | Lower building 1" to 1.5' and add kneewall at rear foundations and revise rear elevations to match grading conditions. |